

Landscape Planting Notes:

GENERAL

1. The work covered by these specifications consists of furnishing all plants and other materials, labor, equipment and appliances, and performing all operations in connection with the planting of trees, shrubs, ground cover, grass, and related site work in strict accordance with these specifications and drawings. Planting shall be performed in accordance with practices set forth in the "American Standard for Nursery" published by the American Association of Nurserymen, Inc.

MATERIALS

- 1. Planting Mix/Lure: Shall be 1 part block compost mulch, 1 part cow manure, 1 part chocolate loam, and 1 part topsoil, thoroughly mixed. Materials shall be aerobic, friable and weed free.
- 2. Soil Additives:
 - a. Fertilizer shall be organic fertilizer containing the following minimum percentages of plant food by weight: 15% nitrogen, 5% phosphorus, and 10% potash (15-5-10) with 11% sulfur.
 - b. Root stimulator for trees and shrubs shall be Up-Start by Ortho or approved equal.
- 3. Plant Materials:
 - a. Plant Schedules: The quantities as shown on the plant list are to serve as an aid to bidding only. The contractor shall verify the quantities necessary to complete the job from the planting plan.
 - b. Quality and Size: Plants shall have a habit of growth which is normal for the species and shall be sound, healthy, vigorous and free from insect pests, plant diseases and injuries. All plants shall equal or exceed the measurements in the plant schedule which are minimum acceptable standards.
- 4. Grass: N/A.

5. N/A

- 6. Steel Edging:
 - a. Steel edging shall be 4" X 1/8" steel pointed green with steel stakes driven through pre-dig slots no more than 6' apart.

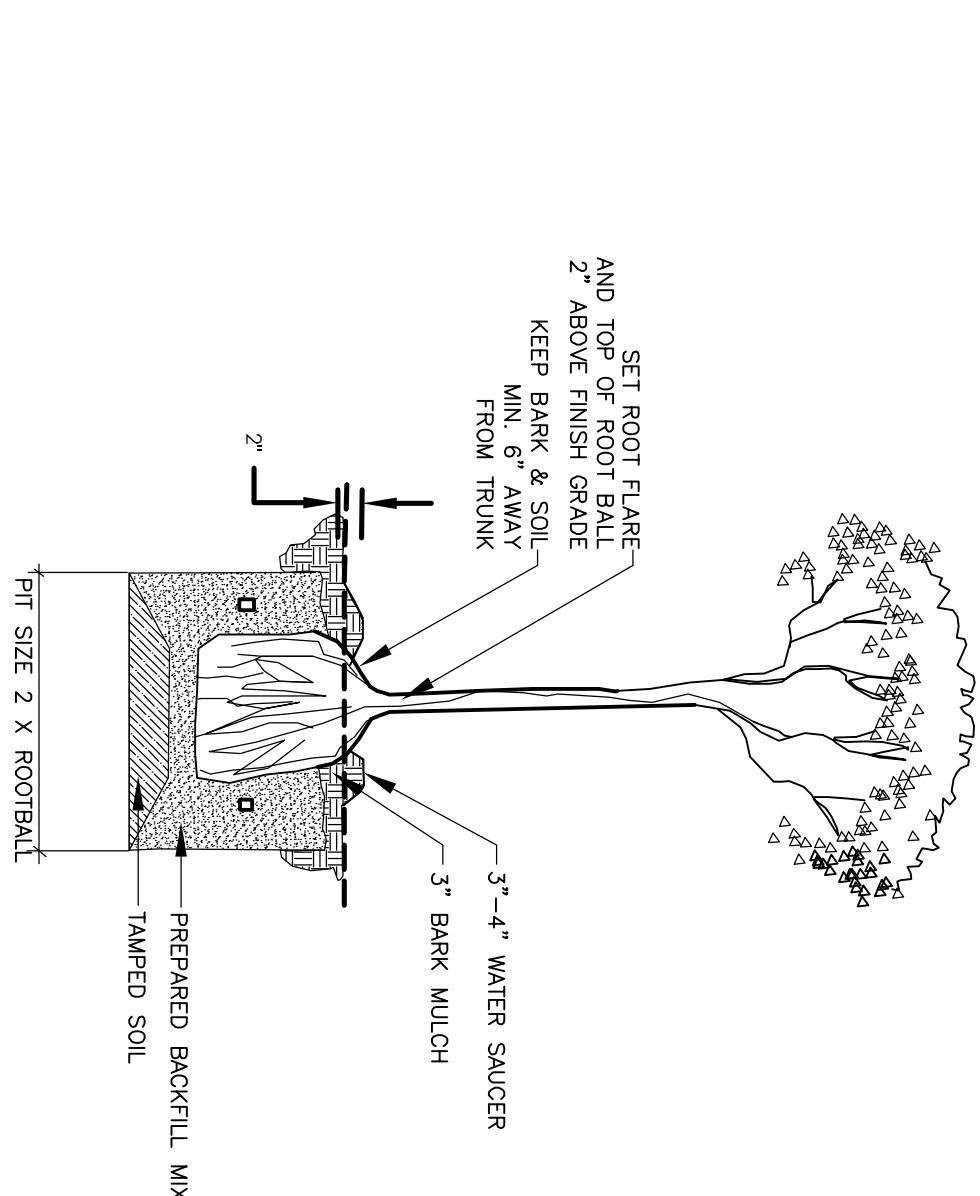
WORK PROCEDURE & GUARANTY – TREES, SHRUBS AND GRASSING

- 1. General:
 - a. Planting operations shall be conducted under favorable weather conditions during the seasons which are normal for such work. Any damage to existing structures, utilities, or work of any kind shall be promptly repaired by or at the expense of the Landscape Contractor.
- 2. Planting Operations:
 - a. Soil Preparation for:
 - 1) Tree and Shrub Pits: Topsoil, soil conditioners, sand and soil additives shall be thoroughly mixed before placing in pits. The existing topsoil from pits shall be removed and may, if acceptable and similar to the specified topsoil, be used as backfill in low areas. Planting mixture shall be as noted above.
 - 2) Planting Beds: Shall consist of planting mixture either pre-mixed or mixed in place by spreading all materials evenly over the entire area to be prepared and rototilling until a homogeneous mixture is achieved. Planting bed are to be treated for pre-emergence weed control with Boyton or equal. Planting mixture shall be as noted above.
 - b. All planting bed edges which about grass areas shall be edged with steel edging as specified above.
 - c. Root Stimulation: Root stimulator shall be applied at the manufacturer's recommended rate immediately after planting.
 - d. Mulching: Trees and plant beds shall be mulched immediately after planting with a 3" deep layer of mulch material covering the entire area around each plant. In case of shrub beds areas, the entire area between plants is to be mulched regardless of spacing.
 - a. Decomposed Granite:
 - i. Decomposed granite shall be natural, possessing characteristics of the representative product in the vicinity. It shall not contain toxic substances which may be harmful to plant growth or human or animal safety. It shall be without admixture of subsoil, lumps, stones, stumps, roots or similar substances.
 - b. Edging: All decomposed granite areas which about areas of lawn grass or planting beds shall have edge restraint to provide a clean edge for the granite. See Landscape Planting Notes.
 - c. Filter Fabric: Filter fabric shall be a medium weight, commercial grade landscape barrier fabric.
 - d. Fabric Staples: Filter fabric shall be anchored in place with 6 inch galvanized metal blanket staples.
 - a. Operations:
 - 1. Excavation and Backfill: Excavate and backfill in accordance with the planting plan. Excavated soil of good quality may be reused on-site if the Owner concurs. All other excavated materials must be removed from the site.
 - a. Sub-grade Preparation:
 - (1) Sub-grade shall be prepared by grading of existing trees, all operations are to be performed by hand. No mechanized equipment allowed.
 - (2) Using extreme care in excavating in the root zone of the existing trees, strip existing grass and remove from the site. Excavate the proposed granite area 4 inches deep. Fire rake the area, removing high and low spots and all stones and other debris longer than 1/2" diameter.
 - a. Installation of Steel Edging:
 - i. Install the specified steel edging per the manufacturer's instructions so that the top of the edging is approximately 1 inch above adjacent finish grade. Ensure that top of edging is flush with, or below, top of concrete where it abuts sidewalks or curbs and that no sharp edges are exposed.
 - a. Filter Fabric:
 - i. After completion of excavation and fine grading, filter fabric shall be laid in the direction that allows the longest runs of fabric. Fabric seams shall have a minimum of 12 inches of overlap. Fabric seams and edges shall be anchored securely with fabric staples placed at no more than 4 feet on center.
 - a. Decomposed Granite:
 - i. A 3" deep layer of decomposed granite shall be placed in the designated areas, graded to a smooth surface and sloped to drain.
 - b. Granite shall not be placed within 5 feet of the trunk of a tree. Assume that the "root flare" of any adjacent tree is visible with no soil, soil amendment or other material in contact with the tree trunk above the root flare.
 - c. Fine rake, roll and re-rake granite to eliminate uneven surfaces. Assure that no ponding exists in the granite areas.

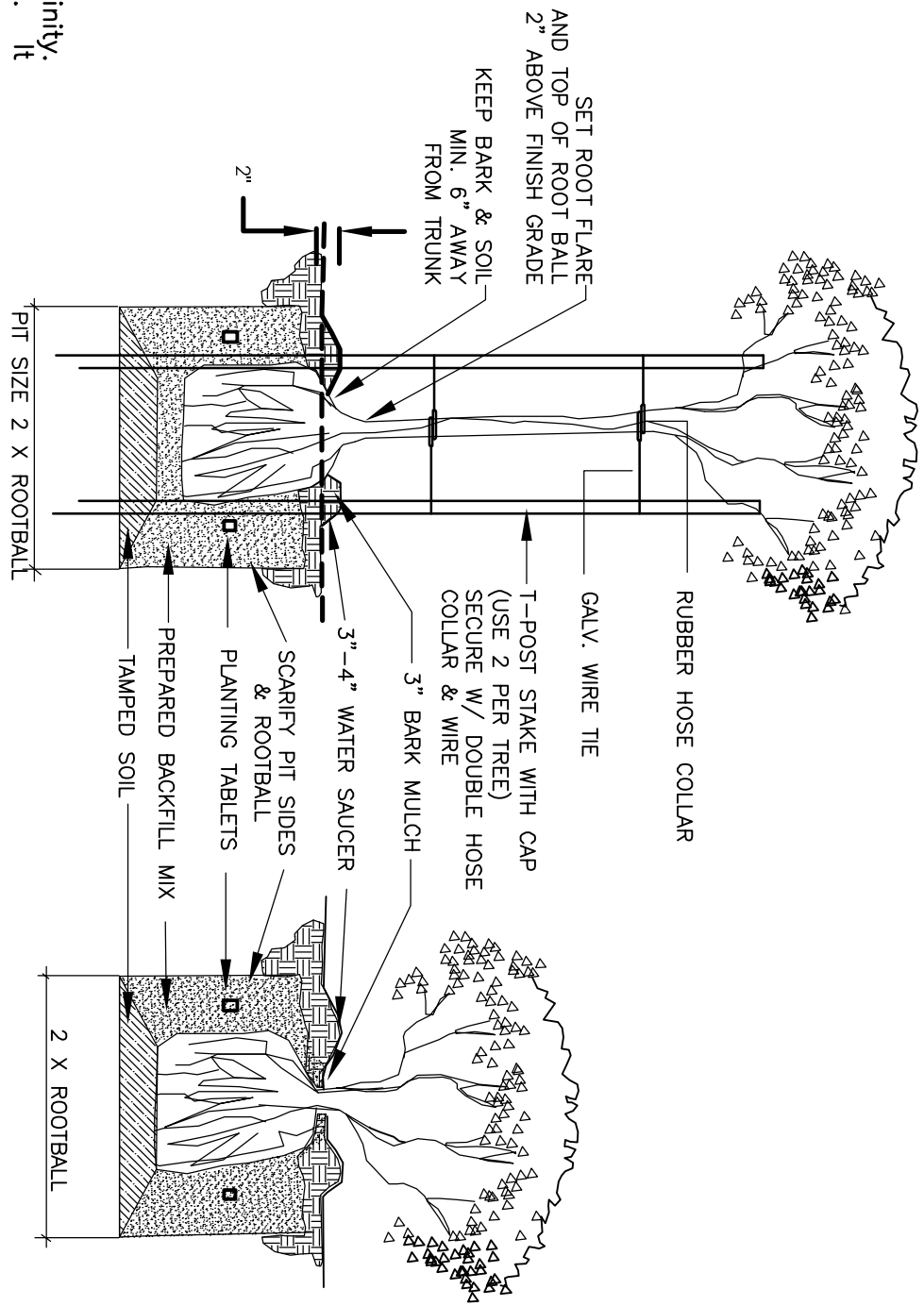
GUARANTY AND REPLACEMENT

- 1. Guaranty:
 - a. Trees shall be guaranteed for a period of 1 year from the date of acceptance.
 - b. Plants shall be guaranteed for a period of 180 days from date of acceptance.
- 2. Replacement:
 - a. All replacements shall be plants of the same kind and size as specified in the plant list and shall be planted as originally specified. Cost of such replacements shall be borne by the Landscape Contractor.

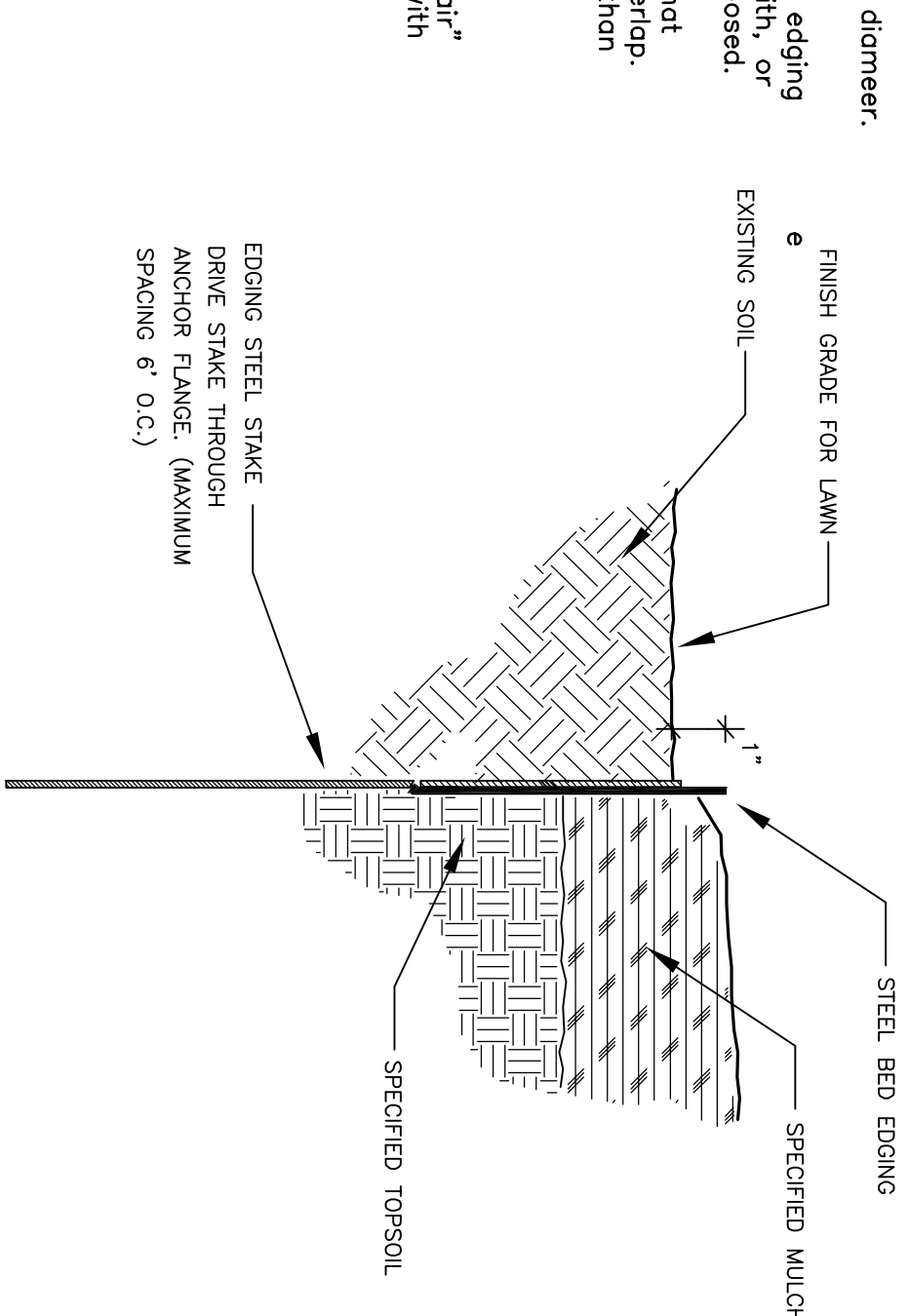
Note: If there are any discrepancies between the specifications on this sheet and the notes on the landscape planting or irrigation sheets, the notes on the planting/irrigation sheets shall prevail.



SPECIFIED TREE PLANTING HEIGHT



ORNAMENTAL TREE/SHRUB PLANTING & STAKING



STEEL BED EDGING DETAIL

SCALE: NOT TO SCALE

IRRIGATION NOTES, EXISTING IRRIGATION SYSTEM

Irrigation contractor must note that the site is currently irrigated by an automatic underground irrigation system. The scope of this irrigation work will be to convert the existing system within the areas of the site that are proposed to be landscaped from a spray system to drip irrigation. See Landscape Planting-Sheet L-1.

- 1. Irrigation contractor shall ensure that the system complies with State regulations and local code.
- 2. Drip tubing shall be anchored per manufacturer's specifications using galvanized staples spaced no more than 4 feet apart and at every joint or change in direction that is greater than 45 degrees. Drip tubing shall be buried 1" to 2" deep in the planting mix and shall have
- 3. Also see the notes on the Landscape Planting Plan, Sheet L-1.

IRRIGATION NOTES:

- 1. Contractor shall provide a complete, functioning automatic irrigation system. This includes all materials, labor, fees, taxes, equipment and other costs incidental to accomplishing the end.
- 2. Contractor shall be a licensed irrigator/installer in the State of Texas.
- 3. All equal materials (substitutions) shall have written approval from the Landscape Architect.
- 4. Erection work shall be executed in accordance with working near existing utilities.
- 5. Contractor shall verify the location and condition of all utilities and be responsible for damage to any utilities or bodily injury resulting from contact with utilities.
- 6. Contractor shall verify water main and connection locations at the site. Notify Landscape Architect of any discrepancies. The point of connection shall be as noted on plans.
- 7. All work shall be installed in accordance with applicable codes and ordinances of the City, State of Texas, and the National Electrical Code.
- 8. Contractor shall be responsible for coordinating his work with other trades including the installation of irrigation sleeves under paving, curbs, etc.
- 9. All P.V.C. electrical sleeves shall be 2" Schedule 40, with #12 pull wire, 18" minimum cover, unless otherwise specified on plan.
- 10. 14 gauge (minimum) pilot and common ground return wire.
- 11. All P.V.C. pressure main line shall be P.V.C. class 200 (minimum), 18" - 20" minimum cover for mainlines. All P.V.C. lateral lines shall be P.V.C. class 200 with 12" minimum cover for lateral lines.
- 12. Final location of automatic controllers shall be approved by the Owner and Landscape Architect prior to installation.
- 13. Power to the controller location will be by others.
- 14. Contractor shall provide the Owner with an irrigation as-built plan, showing exact installation locations, sizes and kinds of equipment prior to the final inspection.
- 15. Contractor shall guarantee all irrigation work for a period of one year from the date of acceptance.
- 16. Contractor shall notify Landscape Architect if static pressure for site is less than 60PSI or more than 80PSI.
- 17. Contractor is responsible for repairing all damage done to sidewalks, walls, fences and during installation of irrigation system at no cost to the Owner.
- 18. All work shall be adjusted to minimize logging and maximize coverage.
- 19. Contractor shall not disturb roots of existing trees. Any trenching below the drip line of existing trees shall be performed by hand --- no machine trenching.
- 20. The irrigation contractor shall not willfully install the sprinkler system as shown on the drawings when it is obvious in the field that obstructions, grade differences or differences in the areas' dimensions exist that might not have been considered in engineering. In the event this notification is not performed, the irrigation contractor shall assume full responsibility for any revisions necessary.
- 21. Contractor shall provide all permits and licenses, pay all charges or fees, obtain any required City inspections, and give notices necessary for the completion of the work.
- 22. Contractor shall clearly mark all exposed excavations, materials and equipment. Cover or barricade trenches when the contractor is not on the site. Take all necessary safety precautions to protect and prevent injury to any persons on the site.
- 23. All sprinkler heads shall be set perpendicular to finished grade and 6" from any concrete unless otherwise noted. Contractor shall adjust all spray patterns to maximize coverage and minimize overspray onto hard surfaces or buildings/improvements.
- 24. Pipes and equipment shown outside property line and under asphalt or concrete are shown there for plan clarity only. Install all pipe and equipment in landscape areas. All piping under asphalt and concrete shall be installed in sleeves.
- 25. The irrigation contractor shall flush and adjust all sprinklers and valves for optimum coverage with minimal overspray onto walks, street, etc.
- 26. All heads will be installed on swing joints and 6" from any concrete.
- 27. Must install drip in areas surrounded by concrete that are less than 6" wide.
- 28. Assume that installation complies with latest City and State (TCEQ) Irrigation Regulations.

IRRIGATION NOTES, (Continued)

Automatic irrigation systems shall comply with the following requirements. These requirements shall be noted on the Site Development Permit and shall be implemented as part of the landscape inspection:

- 1. A new commercial and multi-family irrigation system must be designed and installed so that:
 - (a) there is not direct overspray onto non-irrigated areas.
 - (b) the system does not include spray irrigation on areas less than six (6) feet wide (such as medians, buffer strips and parking lot islands).
 - (c) above-ground irrigation emission devices are set back at least six (6) inches from impervious surfaces;
 - (d) the irrigation system has a master valve;
 - (e) circuit remote control valves have adjustable flow controls;
 - (f) serviceable in head check valves are adjacent to paved areas where elevation differences may cause low head drainage;
 - (g) Not applicable.
 - (h) an automatic rain shut off device shuts off the irrigation system automatically after not more than a one-half inch (1/2") rainfall;
 - (i) zone valves and circuits are separated based on plant water requirements;
 - (j) an irrigation emission device (such as spray, rotor, or drip emitter) does not exceed the manufacturer's recommended operating pressure; and
 - (k) no component of the irrigation system deviates from the manufacturer's recommended use of the product.
- 2. The maximum spacing between spray or rotary sprinkler heads must not exceed the radius of throw of the head unless manufacturer of the sprinkler head specifically recommends a greater spacing. The radius of throw is determined by reference to the manufacturer's specifications for a specific nozzle at a specific operating pressure.
- 3. The irrigation installer shall develop and provide an as-built design plan and water budget to the City at the time the final plumbing inspection is performed. The water budget shall include:
 - (a) a chart containing zone numbers, precipitation rate, and gallons per minute; and
 - (b) the location of the emergency irrigation system shut-off valve. A laminated copy of the water budget shall be permanently installed inside the irrigation controller door.



Drawn: NRE
Checked:
Approved: DB
Date: June 16, 2014

ROUND ROCK CENTRAL FIRE STATION
203 COMMERCE BLVD., ROUND ROCK, TX

NOTES & DETAILS

SHEET NO.

L-2

RECOM'D									
DATE	REVISIONS								
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